

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34 Lynch Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Brighton

Period - From 01/04/2020 to 30/06/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	22 Margarita St HAMPTON 3188	\$3,265,000	08/07/2020
2	24 Laburnum St BRIGHTON 3186	\$3,080,000	08/04/2020
3	13 Tennyson St BRIGHTON 3186	\$3,000,000	01/05/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/10/2020 11:38

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Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

June quarter 2020: \$2,500,000



4 2 5

Property Type: House

Agent Comments

Comparable Properties



22 Margarita St HAMPTON 3188 (REI)

Agent Comments

5 2 2

Price: \$3,265,000

Method: Auction Sale

Date: 08/07/2020

Property Type: House (Res)

Land Size: 665 sqm approx



24 Laburnum St BRIGHTON 3186 (REI/VG)

Agent Comments

6 3 2

Price: \$3,080,000

Method: Private Sale

Date: 08/04/2020

Property Type: House (Res)

Land Size: 697 sqm approx



13 Tennyson St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$3,000,000

Method: Private Sale

Date: 01/05/2020

Property Type: House (Res)